

ALCOHOLIC BEVERAGE REGULATION ADMINISTRATION
941 NORTH CAPITOL ST., NE, 7TH FLOOR
SUITE 7200
WASHINGTON, DC 20002
(202) 442-4423

HEARING DATE: OCTOBER 22, 2003

AUGUST 22, 2003, NOTICE IS HEREBY GIVEN THAT THE FOLLOWING PERSONS HAVE APPLIED FOR A LICENSE UNDER THE D.C. ALCOHOLIC BEVERAGE CONTROL ACT, THAT THE OBJECTORS ARE ENTITLED TO BE HEARD BEFORE THE GRANTING OF SUCH LICENSES ON OCTOBER 22, 2003 10:00 A.M., 7TH FLOOR, SUITE 7200, 941 NORTH CAPITOL ST., N.E.

APPLICATION NO. 50251, ABE HISAO T/A KOTOBUKI, RETAILER'S CLASS "C" RESTAURANT, 4822 MACARTHUR BLVD., NW, WARD 3 ANC 3D05

NATURE OF OPERATION
NEW RESTAURANT WITH NO ENTERTAINMENT.

SALE AND SERVICE OF ALCOHOLIC BEVERAGES
SUNDAY, 5PM-1AM
TUESDAY THROUGH SATURDAY, 5AM-1AM
CLOSED MONDAY

PETITION AND/OR REQUEST TO APPEAR BEFORE
THE BOARD MUST BE FILED ON OR BEFORE
OCTOBER 7, 2003

ALCOHOLIC BEVERAGE REGULATION ADMINISTRATION
941 NORTH CAPITOL ST., NE, 7TH FLOOR
SUITE 7200
WASHINGTON, DC 20002
(202) 442-4423

HEARING DATE: OCTOBER 22, 2003

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APPLICATION NO. 50252, BLACK SALT FISH, LLC T/A BLACK SALT FISH MARKET & CAFÉ, RETAILER'S CLASS "C" RESTAURANT, 4883 MACARTHUR BLVD., NW, WARD 3 ANC 3D05

NATURE OF OPERATION

NEW RESTAURANT WITH NO ENTERTAINMENT. SIDEWALK CAFE

SALE AND SERVICE OF ALCOHOLIC BEVERAGES

MONDAY THROUGH THURSDAY, 11:30AM-10PM

FRIDAY, 11:30AM-11PM

SATURDAY, 11AM-11PM

SUNDAY, 11AM-10PM

PETITION AND/OR REQUEST TO APPEAR BEFORE
THE BOARD MUST BE FILED ON OR BEFORE
OCTOBER 7, 2003

ALCOHOLIC BEVERAGE REGULATION ADMINISTRATION
941 NORTH CAPITOL ST., NE, 7TH FLOOR
SUITE 7200
WASHINGTON, DC 20002
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HEARING DATE: OCTOBER 22, 2003

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APPLICATION NO. 50178, ISCHIA, INC. T/A RISTORANTE LA PERLA, RETAILER'S CLASS "C" RESTAURANT, 2600 PENNSYLVANIA AVE., NW, WARD 2 ANC 2A03

LICENSEE REQUEST SIDEWALK CAFÉ WITH SEATING CAPACITY FOR FORTY-SIX (46) PERSONS.

SALE AND SERVICE OF ALCOHOLIC BEVERAGES FOR THE SIDEWALK CAFE
SUNDAY THROUGH THURSDAY, 11AM-10PM
FRIDAY AND SATURDAY, 11AM- 11PM

PETITION AND/OR REQUEST TO APPEAR BEFORE
THE BOARD MUST BE FILED ON OR BEFORE
OCTOBER 7, 2003

ALCOHOLIC BEVERAGE REGULATION ADMINISTRATION
941 NORTH CAPITOL ST., NE, 7TH FLOOR
SUITE 7200
WASHINGTON, DC 20002
(202) 442-4423

HEARING DATE: OCTOBER 22, 2003

AUGUST 22, 2003, NOTICE IS HEREBY GIVEN THAT THE FOLLOWING PERSONS HAVE APPLIED FOR A LICENSE UNDER THE D.C. ALCOHOLIC BEVERAGE CONTROL ACT, THAT THE OBJECTORS ARE ENTITLED TO BE HEARD BEFORE THE GRANTING OF SUCH LICENSES ON OCTOBER 22, 2003 10:00 A.M., 7TH FLOOR, SUITE 7200, 941 NORTH CAPITOL ST., N.E.

APPLICATION NO. 24424, LITTLE WILLIE'S, INC. T/A TWO QUAIL RESTAURANT, RETAILER'S CLASS "C" RESTAURANT, 320 MASSACHUSETTS AVE., NE, WARD 6 ANC 6C08

LICENSEE REQUEST SIDEWALK CAFÉ WITH SEATING CAPACITY FOR FORTY-FOUR (44) PERSONS AND;

TO CHANGE THE HOURS OF OPERATION AND THE SALE AND SERVICE OF ALCOHOLIC BEVERAGES FROM SUNDAY THROUGH SATURDAY, 11:30AM-11PM, TO SUNDAY THROUGH SATURDAY, 11:30AM-1AM

PETITION AND/OR REQUEST TO APPEAR BEFORE
THE BOARD MUST BE FILED ON OR BEFORE
OCTOBER 7, 2003

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Notice of Public Hearing

Tuesday, September 23, 2003, at 6:30 p.m.

Department of Housing and Community Development
801 North Capitol Street, NE, 9th Floor Conference Room
Washington, DC 20002

The Government of the District of Columbia is preparing an application to the U.S. Department of Housing and Urban Development (HUD) under the Section 108 Loan Guarantee Program. This application will request up to \$60 million in loan guarantees to assist in the construction of a parking garage for the development of the DC USA retail and entertainment complex and related public improvements to stimulate economic development in Columbia Heights. DC USA will be located in Columbia Heights along 14th Street N.W., bounded by Park Road and Irving Street. The DC USA project will consist of approximately 540,000 square feet of retail, including a Target Store, several big box retailers, restaurants, and other smaller retail spaces. The parking facility will have space for 1,350 cars on three below-grade levels. The project will create roughly 700 jobs during construction and 1,650 permanent jobs.

This project comprises part of the effort to meet the District's economic development goals as established in its FY 2004 Consolidated Action Plan. To build the parking facility, the District will use the proceeds of the Section 108 financing and loan those funds to the project developer, which is an eligible activity under 24 CFR 570.203(b). The project fulfills the "Area Benefit" national objective under 24 CFR 570.208 (a)(1). As a requirement of the Section 108 Loan Guarantee Program under 24 CFR 570.705(b)(2), the District will be required to pledge future Community Development Block Grant allocations as a security for borrowed funds.

In compliance with 24 CFR 570.704, the District will hold a public hearing to explain the project in greater detail, as proposed in the application for Section 108 funding. *The public hearing will be held on Tuesday, September 23, 2003 at 6:30 pm at the Department of Housing and Community Development, 801 North Capitol Street, NE Washington, DC 20002, 9th Floor Boardroom.*

Background information to be presented at the public hearing will be available on Friday, August 22, 2003, in the Office of the Deputy Mayor for Economic Development, at 1350 Pennsylvania Ave, NW, 3rd Floor, between the hours of 9:00 a.m. and 5:00 p.m., and at the Department of Housing and Community Development, 801 North Capitol Street, NE, 8th Floor receptionist desk

This public notice meets the requirements of the Housing and Community Development Act of 1974, as amended, with 24 CFR 570.700.

A sign language interpreter will be available. Bi-lingual staff will present information and field questions in English and Spanish.

Anthony A. Williams, Mayor
Eric W. Price, Deputy Mayor for Planning and Economic Development
Stanley Jackson, Director, Department of Housing and Community Development
www.dhcd.dc.gov

**DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD**

NOTICE OF PUBLIC HEARING

The D.C. Historic Preservation Review Board will hold a public hearing to consider applications to designate the following properties as historic landmarks in the D.C. Inventory of Historic Sites. The Board will also consider the nomination of the properties to the National Register of Historic Places:

**Case No. 02-31 Alabama Avenue, SE Commercial Center (Skyland)
(Affected ANC: 7B)
2818, 2824, 2830-1832 and 2834 Alabama Avenue, SE
Square 5632, part of Lot 1**

**Case No. 03-11: Uline Arena and ice plant (Affected ANC: 6C)
1132, 1140 and 1146 3rd Street, NE
Square 748, Lots 8, 9, 10, 11, 802, 808, 809, 810, 811, 812**

The hearing will take place at 10:00 a.m. on Thursday, September 25, 2003, at 441 Fourth Street, NW (One Judiciary Square), in Room 220 South. It will be conducted in accordance with the Review Board's Rules of Procedure (10 DCMR 26). A copy of the rules can be obtained from the Historic Preservation Office at 801 North Capitol Street, NE, Room 3000, Washington, DC 20002, or by phone at (202) 442-8800.

The Board's hearing is open to all interested parties or persons. Public and governmental agencies, Advisory Neighborhood Commissions, property owners, and interested organizations or individuals are invited to testify before the Board. Written testimony may also be submitted prior to the hearing. All submissions should be sent to the address above.

For each property, a copy of the historic landmark application is currently on file and available for inspection by the public at the Historic Preservation Office. A copy of the staff report and recommendation will be available at the office five days prior to the hearing. The office also provides information on the D.C. Inventory of Historic Sites, the National Register of Historic Places, and Federal tax provisions affecting historic property.

If the Historic Preservation Review Board designates the property, it will be included in the D.C. Inventory of Historic Sites, and will be protected by the D.C. Historic Landmark and Historic District Protection Act of 1978. The Review Board will simultaneously consider the nomination of the property to the National Register of Historic Places. The National Register is the Federal government's official list of prehistoric and historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our nation's heritage. Listing provides recognition of the historic importance of properties and assures review of Federal undertakings that might affect the character of such properties. If a property is listed in the Register, certain Federal rehabilitation tax credits for rehabilitation and other provisions may

apply. Public visitation rights are not required of owners. The results of listing in the National Register are as follows:

Consideration in Planning for Federal, Federally Licensed, and Federally Assisted Projects: Section 106 of the National Historic Preservation Act of 1966 requires that Federal agencies allow the Advisory Council on Historic Preservation an opportunity to comment on all projects affecting historic properties listed in the National Register. For further information, please refer to 36 CFR 800.

Eligibility for Federal Tax Provisions: If a property is listed in the National Register, certain Federal tax provisions may apply. The Tax Reform Act of 1986 (which revised the historic preservation tax incentives authorized by Congress in the Tax Reform Act of 1976, the Revenue Act of 1978, the Tax Treatment Extension Act of 1980, the Economic Recovery Tax Act of 1981, and the Tax Reform Act of 1984) provides, as of January 1, 1987, for a 20% investment tax credit with a full adjustment to basis for rehabilitating historic commercial, industrial, and rental residential buildings. The former 15% and 20% Investment Tax Credits (ITCs) for rehabilitation of older commercial buildings are combined into a single 10% ITC for commercial and industrial buildings built before 1936. The Tax Treatment Extension Act of 1980 provides Federal tax deductions for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. Whether these provisions are advantageous to a property owner is dependent upon the particular circumstances of the property and the owner. Because the tax aspects outlined above are complex, individuals should consult legal counsel or the appropriate local Internal Revenue Service office for assistance in determining the tax consequences of the above provisions. For further information on certification requirements, please refer to 36 CFR 67.

Qualification for Federal Grants for Historic Preservation When Funds Are Available: The National Historic Preservation Act of 1966, as amended, authorizes the Secretary of the Interior to grant matching funds to the States (and the District of Columbia) for, among other things, the preservation and protection of properties listed in the National Register.

Owners of private properties nominated to the National Register have an opportunity to concur with or object to listing in accord with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing must submit to the State Historic Preservation Officer a notarized statement certifying that the party is the sole or partial owner of the private property, and objects to the listing. Each owner or partial owner of private property has one vote regardless of the portion of the property that the party owns. If a majority of private property owners object, a property will not be listed. However, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register of Historic Places for a determination of eligibility for listing in the National Register. If the property is then determined eligible for listing, although not formally listed, Federal agencies will be required to allow the Advisory Council on Historic Preservation an opportunity to comment before the agency may fund, license, or assist a project which will affect the property. If an owner chooses to object to the listing of the property, the notarized objection must be submitted to the above address by the date of the Review Board meeting.

**MAYOR'S AGENT
FOR THE HISTORIC LANDMARK AND HISTORIC DISTRICT PROTECTION ACT**

NOTICE OF PUBLIC HEARINGS

Public notice is hereby given that the Mayor's Agent will hold public hearings on applications affecting property subject to the Historic Landmark and Historic District Protection Act of 1978. Interested parties may appear and testify on behalf of, or in opposition to, the applications. The hearings will be held at the Office of Planning, 801 North Capitol Street, NE, in Hearing Room 4000 (4th floor), Washington, D.C. 20002.

- 1) Hearing Date: **Tuesday, October 14, 2003, at 9:30 a.m.**
 Case Number: H.P.A. 03-286
 Address: 2215 Constitution Ave. NW
 Type of Work: Subdivision

Affected Historic Property: Individual Landmark
Affected ANC: 2A

The Applicant's claim is that the subdivision is consistent with the purposes of the Act, and that the proposed work is necessary to construct a project of special merit.

- 2) Hearing Date: **Tuesday, October 14, 2003, at 10:30 a.m.**
 Case Number: H.P.A. 03-480, 03-481, 03-482, 03-483
 Address: 1515-1521 32nd St. NW
 Type of Work: New Construction

Affected Historic Property: Bowie-Sevier House, Georgetown Historic District
Affected ANC: 2E

The Applicant's claim is that the new construction is consistent with the purposes of the Act.

The hearing will be conducted in accordance with the Rules of Procedure pursuant to the Historic Landmark and Historic District Protection Act (10 DCMR 25), which are on file with the D.C. Historic Preservation Office. The office is located at the Office of Planning, 801 North Capitol Street, NE, Suite 3000, Washington, D.C. 20002. For further information, contact the Historic Preservation Office, at (202) 442-8800.

DISTRICT OF COLUMBIA TAXICAB COMMISSION**NOTICE OF PUBLIC HEARING**

The Commission will conduct a public hearing on a proposed rulemaking that allows for a minimum age for unaccompanied minors to be transported in taxicabs.

The hearing will take place immediately following the Commission's monthly meeting that will be held at 3100 Ames Place, NE:

**September 2, 2003
9:00 am
Teamsters Local 639
3100 Ames Place, NE
Washington, DC 20018**

The public hearing will provide an opportunity for interested persons to appear and present their views and data regarding the Commission's proposed rulemaking actions. All persons desiring to comment at the public hearing or who wish to submit written comments to the Commission should notify the Commission by telephoning (202) 645-6019. All written comments must be received at the Commission office no later than close of business Friday, August 29, 2003.

BOARD OF ZONING ADJUSTMENT
REVISED PUBLIC HEARING NOTICE
TUESDAY, SEPTEMBER 30, 2003
SECOND FLOOR HEARING ROOM, SUITE 220-S
441 4TH STREET, N.W.
WASHINGTON, D.C. 20001

TO CONSIDER THE FOLLOWING: The Board of Zoning Adjustment will adhere to the following schedule, but reserves the right to hear items on the agenda out of turn.

9:30 A.M. TO 12:00 P.M. MORNING SESSION
1:00 P.M. TO 6:00 P.M. AFTERNOON SESSION

A.M.

WARD TWO

17051 **Application of Republic of Tajikistan**, pursuant to 11 DCMR §
ANC-2A 1002, to locate a chancery in the R-5-E District at premises 1005
New Hampshire Avenue, N.W. (ground and 2nd Floors) (Square 53,
Lot 11).

WARD TWO

17056 **Application of Richard A. Miller**, pursuant to 11 DCMR § 3104.1,
ANC-2D for a special exception to allow a second story addition to a single
family dwelling under section 223, not meeting the lot occupancy
requirements (section 403) in the R-1-B District at premises 2503
Tracy Place, N.W. (Square 2502, Lot 31).

WARD FOUR

17059 **Application of Sam Homes, LLC**, pursuant to 3103.2, for a
ANC-4A variance from the use provisions under subsection 201.1, a variance
from the minimum lot area and lot width requirements under section
401, and a variance from the minimum side yard requirements under
section 405, to allow the construction of two single family semi-
detached and one single family row dwelling in the SSH (Sixteenth
Street Heights)/R-1-B District at premises 1340, 1342, and 1332 ½
Montague Street, N.W. (Square 2796, Lot 46).

PUBLIC HEARING NOTICE
SEPTEMBER 30, 2003
PAGE NO. 2

WARD ONE

17070 **Application of the Meridian International Center**, pursuant to 11
ANC-1C 3104.1, under section 214 to modify Conditions (e) and (f) of BZA
Order No. 5802, dated February 24, 1960, to allow accessory
parking for the building located at 1630 Crescent Place, NW (known
as Square 2568, lot 809) to be relocated from the surface to two
levels of an underground garage in new development permitted on
the subject property as a matter-of-right in the R-5-B District at
premises located at 17th and Belmont Streets, NW (Square 2567, lot
850 (formerly lots 811, 824, 838 and 839)).

P.M.

WARD THREE

**THIS APPLICATION WAS CONTINUED FROM THE MAY 20, 2003,
PUBLIC HEARING SESSION:**

16977 **Application of Sheridan School**, pursuant to 11 DCMR § 3104.1,
ANC-3F for a special exception under section 206, to add 1,200 square feet of
gross floor area to an existing building, to reconfigure the parking
area in front of the school along 36th Street in order to add four (4)
additional parking spaces, to increase the number of students
enrolled in the school from 215 to 226, and to authorize the number
of students who may be enrolled in the CASA summer program in
excess of one hundred (100) students, and pursuant to 11 DCMR §
3103.2, a variance from the requirement that parking spaces be
accessible at all times directly from an improved street or alley under
subsection 2117.4, a variance from subsection 2115.1, from the
minimum size requirement for a parking space, and a variance from
the off-street parking requirements for an elementary or junior high
school under subsection 2101.1, to allow a private school in the R-2
District at premises 4400 36th Street, N.W. (Square 1968, Lot 10).

PLEASE NOTE:

Failure of an applicant or appellant to appear at the public hearing will subject the application or appeal to dismissal at the discretion of the Board.

Failure of an applicant or appellant to be adequately prepared to present the application or appeal to the Board, and address the required standards of proof

PUBLIC HEARING NOTICE

SEPTEMBER 30, 2003

PAGE NO. 3

for the application or appeal, may subject the application or appeal to postponement, dismissal or denial.

The public hearing in these cases will be conducted in accordance with the provisions of Chapter 31 of the District of Columbia Municipal Regulations, Title 11, and Zoning. Pursuant to Subsection 3117.4 of the Regulations, the Board will impose time limits on the testimony of all individuals.

Individuals and organizations interested in any application may testify at the public hearing or submit written comments to the Board. Individuals and organizations wishing party status in any case before the Board must request that status and should do so in writing not less than fourteen (14) days prior to the date set for the public hearing on the particular application in accordance with Subsection 3106.2. All requests and comments should be submitted to the Board through the Director, Office of Zoning, 441 4th Street, NW, Suite 210, Washington, D.C. 20001. Please include the case number on all correspondence. FOR FURTHER INFORMATION, CONTACT THE OFFICE OF ZONING AT (202) 727-6311.

GEOFFREY H. GRIFFIS, CHAIRPERSON, CURTIS L. ETHERLY, JR., VICE CHAIRPERSON, RUTHANNE G. MILLER, DAVID A. ZAIDAIN, AND A MEMBER OF THE ZONING COMMISSION ----- BOARD OF ZONING ADJUSTMENT, BY JERRILY R. KRESS, FAIA, DIRECTOR.

Revised PHN 9/30/03 rsn

**BOARD OF ZONING ADJUSTMENT
PUBLIC HEARING NOTICE
TUESDAY, OCTOBER 28, 2003
SECOND FLOOR HEARING ROOM, SUITE 220-S
441 4TH STREET, N.W.
WASHINGTON, D.C. 20001**

TO CONSIDER THE FOLLOWING: The Board of Zoning Adjustment will adhere to the following schedule, but reserves the right to hear items on the agenda out of turn.

**9:30 A.M. TO 12:00 P.M. MORNING SESSION
1:00 P.M. TO 6:00 P.M. AFTERNOON SESSION**

A.M.

WARD SIX

17068 **Application of Eric and Holly Takamura, pursuant to 11 DCMR §**
ANC-6C **3104.1, for a special exception to allow a two story rear addition to a**
 single-family row dwelling under section 223, not meeting the lot
 occupancy requirements (section 403), in the R-4 District at
 premises 622 A Street, N.E. (Square 867, Lot 93).

WARD ONE

17065 **Application of GAP, Inc., pursuant to 11 DCMR § 3104.1, for a**
ANC-1D **special exception to allow a child development center (140 children**
 and 28 employees) under section 205, (last approved by BZA Order
 No. 16153, dated October 11, 1996) in the R-5-E District at premises
 3636 16th Street, N.W. (Woodner Apartment Building) (Square
 2624, Lot 831).

WARD ONE

17067 **Application of House of Mercy, Inc., pursuant to 11 DCMR §**
ANC-1D **3104.1, for a special exception to allow an increase in the number of**
 staff (from 52 to 85) and an addition to the building serving an
 existing child development center under section 205 (last approved
 by BZA Order No. 15585, dated January 31, 1992), in the R-4
 District at premises 2000 Rosemount Avenue, N.W. (Square 2618,
 Lot 807).

PUBLIC HEARING NOTICE
OCTOBER 28, 2003
PAGE NO. 2

P.M.

WARD THREE

THIS APPLICATION WAS CONTINUED FROM THE OCTOBER 14,
2003, PUBLIC HEARING SESSION:

17022 Application of Edmund Burke School, pursuant to 11 DCMR §
ANC-3F 3104.1, for a special exception to allow an addition to an existing
private school and to increase the enrollment from 270 to 320
students and faculty/staff to 70, under section 206, in the R-2 and R-
5-D Districts at premises 4101 Connecticut Avenue, N.W. and 2955
Upton Street, N.W. (Square 2243, Lots 67 and 68).

PLEASE NOTE:

Failure of an applicant or appellant to appear at the public hearing will subject the application or appeal to dismissal at the discretion of the Board.

Failure of an applicant or appellant to be adequately prepared to present the application or appeal to the Board, and address the required standards of proof for the application or appeal, may subject the application or appeal to postponement, dismissal or denial.

The public hearing in these cases will be conducted in accordance with the provisions of Chapter 31 of the District of Columbia Municipal Regulations, Title 11, and Zoning. Pursuant to Subsection 3117.4 of the Regulations, the Board will impose time limits on the testimony of all individuals.

Individuals and organizations interested in any application may testify at the public hearing or submit written comments to the Board. Individuals and organizations wishing party status in any case before the Board must request that status and should do so in writing not less than fourteen (14) days prior to the date set for the public hearing on the particular application in accordance with Subsection 3106.2. All requests and comments should be submitted to the Board through the Director, Office of Zoning, 441 4th Street, NW, Suite 210, Washington, D.C. 20001. Please include the case number on all correspondence. FOR FURTHER INFORMATION, CONTACT THE OFFICE OF ZONING AT (202) 727-6311.

GEOFFREY H. GRIFFIS, CHAIRPERSON, CURTIS L. ETHERLY, JR.,
RUTHANNE G. MILLER, DAVID A. ZAIDAIN, AND A MEMBER OF THE

PUBLIC HEARING NOTICE

OCTOBER 28, 2003

PAGE NO. 3

ZONING COMMISSION ----- BOARD OF ZONING ADJUSTMENT, BY
JERRILY R. KRESS, FAIA, DIRECTOR.

PHN 10/28/03 rsn

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING**

TIME AND PLACE: **Thursday, October 9, 2003, @ 6:30 P.M.**
 Office of Zoning Hearing Room
 441 4th Street, N.W., Suite 220-South
 Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 03-04 (PUD @ Square 2661, Lots 54, 215, 216, and 860 — 1437-1451 Belmont Street, N.W.)

THIS CASE IS OF INTEREST TO ANC 1B

On January 17, 2003, the Office of Zoning received an application from Belmont Partners LLC, on behalf of Bozzuto Holdings, LLC and George H. Purcell (collectively, the "Applicant") requesting consolidated review and approval of a Planned Unit Development ("PUD") in accordance with District of Columbia Zoning Regulation, 11 DCMR (July 1996). This matter was referred to the Office of Planning ("OP") on January 31, 2003; OP provided its report to the Zoning Commission on April 4, 2003; the case was set down for hearing on April 14, 2003; and the Applicant provided its prehearing statement on June 19, 2003.

The property that is the subject of this application consists of Lots 54, 215, 216, and 860 in Square 2661 and is located on Belmont Street, N.W. between 14th and 15th Streets, N.W. The property is zoned R-5-B. The site consists of approximately 42,750 square feet of land area.

The Applicant proposes to construct a new condominium building consisting of approximately 105 units. The building will contain 115,200 square feet (a maximum of 2.7 FAR). The proposed building will have a maximum height of 55 feet. Parking will be provided in a two-level garage and adjacent rear space that will accommodate 165 cars. Access to the parking spaces will be provided from the rear of the building and along Belmont Street, N.W.

The R-5-B District permits matter-of-right moderate development of general residential uses, including single-family dwellings, flats, and apartment buildings, to a maximum lot occupancy of 60%, a maximum FAR of 1.8, and a maximum height of fifty (50) feet.

Z.C. PUBLIC HEARING NOTICE
Z.C. CASE NO. 03-04
PAGE 2

The Applicant is requesting a waiver of the minimum lot area requirement of one acre for a PUD in the R-5-B District. The Applicant is also requesting deviation from the lot occupancy requirement; the Applicant is proposing a 63% lot occupancy. The Applicant is also requesting a deviation from roof structure requirements under § 411.

The development manager for this proposal is the Bozzuto Group; the architect is the SK&I Architectural Design Group, and the land use counsel is Griffin, Farmer & Murphy, LLP.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations 11 DCMR § 3022.

Interested persons or representatives of organizations will be heard at the public hearing. **Any person who desires to participate as a party in this case must so request and must comply with the provisions of 11 DCMR § 3022.3.** A party has the right to cross-examine witnesses, to submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Zoning Commission, and to exercise the other rights of parties as specified in the Rules. Except for the Applicant and the ANC, in order to participate as a party in a proceeding before the Commission, **any affected person shall file with the Commission, not less than fourteen (14) days prior to the date set for the hearing, a written statement containing the following information:**

- (a) The person's name and address;
- (b) A request to appear and participate as a party;
- (c) Whether the person will appear as a proponent or opponent of the application;
- (d) Whether the person will appear through legal counsel, and if so, the name and address of legal counsel;
- (e) A list of witnesses who will testify on the person's behalf; and
- (f) A written statement setting forth why the person should be granted party status, including reference to the following:
 - (1) The property owned or occupied by the person, or in which the person has an interest, that will be affected by the action requested of the Commission;
 - (2) The legal interest the person has in said property, such as owner, tenant, trustee, or mortgagee;

Z.C. PUBLIC HEARING NOTICE
Z.C. CASE NO. 03-04
PAGE 3

- (3) The distance between the person's property and the property that is the subject of the application before the Commission;
- (4) The environmental, economic, social, or other impacts likely to affect the person and/or the person's property if the action requested of the Commission is approved or denied; and
- (5) An explanation of how the person's interest as identified in response to paragraph (4) would likely be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than those of other persons in the general public.

The Commission shall determine who will be recognized as a party. In so determining, the Commission shall consider whether the provisions of § 3022.3 have been complied with and whether the specific information presented qualifies the person as a party. The Commission shall grant party status only if the person requesting party status has clearly demonstrated that the person's interests would likely be more significant, distinctively, or uniquely affected in character or kind by the proposed zoning action than those of other persons in the general public.

Any person wishing to be considered a party should clearly state the request, and should also provide a daytime telephone number should it be necessary for the Office of Zoning to obtain additional information or clarification prior to the hearing. Written statements, in lieu of personal appearances or oral presentations, may be submitted for inclusion in the record.

The Zoning Commission hereby gives notice of the following procedures applicable to this case. Any person requesting to appear as a party to this application shall submit the following additional information:

1. A summary of the testimony of each witness.
2. An indication of which witnesses will be offered as expert witnesses, the areas of expertise in which any experts will be offered, and the resumes of qualifications of the proposed experts.
3. The total amount of time being requested to present the case.

The information cited above shall also be submitted by the Applicant. To the extent that the information is not contained in the Applicant's prehearing submission as required by 11 DCMR § 3013.1, the information shall be filed no later than fourteen (14) days before the date of the hearing.

Z.C. PUBLIC HEARING NOTICE
Z.C. CASE NO. 03-04
PAGE 4

If an affected Advisory Neighborhood Commission (ANC), pursuant to 11 DCMR § 3012.5, intends to participate at the hearing, the ANC shall also submit the information cited above relating to the hearing procedures. However, the written report of the ANC shall be filed no later than seven (7) days before the date of the hearing.

The Zoning Commission gives further notice that it intends to establish time limits for oral presentations of both parties and persons. Accordingly, the following time limits shall apply:

- | | | |
|----|---------------|------------|
| 1. | Applicant | 60 minutes |
| 2. | Other Parties | 15 minutes |
| 3. | Organizations | 5 minutes |
| 4. | Individuals | 3 minutes |

The Commission intends to adhere to the time limits as strictly as possible, in order to hear the case in a reasonable period of time. The Commission reserves the right to change the time limits for presentations if necessary and notes that no time shall be ceded. The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points.

Information should be forwarded to the Director, Office of Zoning, Suite 210, 441 4th Street, N.W., Washington, D.C. 20001. Please include the number of this particular case and your daytime telephone number. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

CAROL J. MITTEN, ANTHONY J. HOOD, JOHN G. PARSONS, PETER G. MAY, AND JAMES H. HANNAHAM ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY ALBERTO P. BASTIDA, AICP, SECRETARY TO THE ZONING COMMISSION.

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING**

TIME AND PLACE: Thursday, October 16, 2003, @ 6:30 P.M.
Office of Zoning Hearing Room
441 4th Street, N.W., Suite 220-South
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 03-24 (PUD and Related Map Amendment @ Square 2528, Lot 911 - 2126 Wyoming Avenue, NW)

THIS CASE IS OF INTEREST TO ANC 2D

On July 14, 2003, the Office of Zoning received an application from The Kalorama D.C. Group, LLC (the "Applicant"), owner of Lot 911 in Square 2528. The Applicant is requesting approval of a consolidated PUD and Map Amendment for Lot 911 in Square 2528. The Office of Planning provided its report on July 21, 2003, and the case was set down for hearing on July 31, 2003. The Applicant provided its prehearing statement as part of its application on July 14, 2003.

The property which is the subject of this application consists of approximately 16,500 square feet of land area and is located at 2126 Wyoming Avenue, NW (Square 2528, Lot 911), on the south side of Wyoming Avenue, NW, between 23rd Street to the west and Connecticut Avenue to the east. It is improved with a three-story, 48-foot-tall Flemish-revival mansion, which formerly housed the Field School. A large carriage house is located at the rear of the property. The subject property is currently zoned R-3.

The Applicant proposes to rehabilitate and convert the former mansion/school building into two dwelling units and to construct a four-unit, three-story, 45-foot tall apartment building on the vacant eastern portion of the subject property. The carriage house will also be retained and will be rehabilitated and converted to parking and storage.

The Applicant seeks a PUD-related amendment to the Zoning Map to rezone the site from R-3 to R-5-D.

The R-3 District permits matter-of-right development with a minimum lot width of 30 feet, a minimum lot area of 3,000 square feet, a maximum lot occupancy of 60% for a church or public

Z.C. PUBLIC HEARING NOTICE
Z.C. CASE NO. 03-24
PAGE NO. 2

school use and 40% for all other structures, and a maximum height of three (3) stories/forty (40) feet.

The R-5-D District permits matter-of-right development with a maximum lot occupancy of 75%, a maximum height of ninety (90) feet, and a maximum density of 3.5 FAR.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations 11 DCMR § 3022.

Interested persons or representatives of organizations will be heard at the public hearing. **Any person who desires to participate as a party in this case must so request and must comply with the provisions of 11 DCMR § 3022.3.** A party has the right to cross-examine witnesses, to submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Zoning Commission, and to exercise the other rights of parties as specified in the Rules. Except for the Applicant and the ANC, in order to participate as a party in a proceeding before the Commission, **any affected person shall file with the Commission, not less than fourteen (14) days prior to the date set for the hearing, a written statement containing the following information:**

- (a) The person's name and address;
- (b) A request to appear and participate as a party;
- (c) Whether the person will appear as a proponent or opponent of the application;
- (d) Whether the person will appear through legal counsel, and if so, the name and address of legal counsel;
- (e) A list of witnesses who will testify on the person's behalf; and
- (f) A written statement setting forth why the person should be granted party status, including reference to the following:
 - (1) The property owned or occupied by the person, or in which the person has an interest, that will be affected by the action requested of the Commission;
 - (2) The legal interest the person has in said property, such as owner, tenant, trustee, or mortgagee;
 - (3) The distance between the person's property and the property that is the subject of the application before the Commission;

Z.C. PUBLIC HEARING NOTICE
Z.C. CASE NO. 03-24
PAGE NO. 3

- (4) The environmental, economic, social, or other impacts likely to affect the person and/or the person's property if the action requested of the Commission is approved or denied; and
- (5) An explanation of how the person's interest as identified in response to paragraph (4) would likely be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than those of other persons in the general public.

The Commission shall determine who will be recognized as a party. In so determining, the Commission shall consider whether the provisions of § 3022.3 have been complied with and whether the specific information presented qualifies the person as a party. The Commission shall grant party status only if the person requesting party status has clearly demonstrated that the person's interests would likely be more significantly, distinctly, or uniquely affected by the proposed zoning action than other persons in the general public.

Any person wishing to be considered a party should clearly state the request, and should also provide a daytime telephone number should it be necessary for the Office of Zoning to obtain additional information or clarification prior to the hearing. Written statements, in lieu of personal appearances or oral presentations, may be submitted for inclusion in the record.

The Zoning Commission hereby gives notice of the following procedures applicable to this case. Any person requesting to appear as a party to this application shall submit the following additional information:

1. A summary of the testimony of each witness.
2. An indication of which witnesses will be offered as expert witnesses, the areas of expertise in which any experts will be offered, and the resumes of qualifications of the proposed experts.
3. The total amount of time being requested to present the case.

The information cited above shall also be submitted by the Applicant. To the extent that the information is not contained in the Applicant's prehearing submission as required by 11 DCMR § 3013.1, the information shall be filed no later than fourteen (14) days before the date of the hearing.

If an affected Advisory Neighborhood Commission (ANC), pursuant to 11 DCMR § 3012.5, intends to participate at the hearing, the ANC shall also submit the information cited above relating to the hearing procedures. The written report of the ANC shall be filed no later than seven (7) days before the date of the hearing.

Z.C. PUBLIC HEARING NOTICE
Z.C. CASE NO. 03-24
PAGE NO. 4

The Zoning Commission gives further notice that it intends to establish time limits for oral presentations of both parties and persons. Accordingly, the following time limits shall apply:

- | | | |
|----|---------------|------------|
| 1. | Applicant | 60 minutes |
| 2. | Other Parties | 15 minutes |
| 3. | Organizations | 5 minutes |
| 4. | Individuals | 3 minutes |

The Commission intends to adhere to the time limits as strictly as possible, in order to hear the case in a reasonable period of time. The Commission reserves the right to change the time limits for presentations if necessary and notes that no time shall be ceded. The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points.

Information should be forwarded to the Director, Office of Zoning, Suite 210, 441 4th Street, N.W., Washington, D.C. 20001. Please include the number of this particular case and your daytime telephone number. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

CAROL J. MITTEN, ANTHONY J. HOOD, JOHN G. PARSONS, PETER G. MAY, AND JAMES H. HANNAHAM ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY ALBERTO P. BASTIDA, AICP, SECRETARY TO THE ZONING COMMISSION.

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

TIME AND PLACE: Thursday, October 23, 2003, at 6:30 p.m.
 Office of Zoning Hearing Room
 441 4th Street, N.W. – Suite 220-South
 Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Case No. 02-28 (Text Amendment – Metropolitan Police Department)

THIS CASE IS OF INTEREST TO ALL ANCs:

On July 26, 2002, the Office of Zoning received a request from the Metropolitan Police Department for a text amendment to Title 11 of the District Columbia Municipal Regulations, Zoning, §§ 199, 201, 224, 501, 601, 901, 2101, and 2117. This case was set down on September 9, 2002, and the Metropolitan Police Department filed its Prehearing Statement on May 16, 2003. The proposed text amendment is as follows:

Title 11 DCMR (Zoning) is proposed to be amended as follows (additions shown in **bold** and underlined):

Amend Section 199, DEFINITIONS, to include the following definitions:

Police Department General Facility: a building and associated land used for facilities of the Metropolitan Police Department that operate across the District as a whole, including, but not limited to, the Department's headquarters, vehicle maintenance facilities, laboratories, training units, special operations, tactical units, canine squad, bomb squad, and harbor units.

Police Department Local Facility: a building and associated land, used as a headquarters for one of the local districts of the Metropolitan Police Department (including substations and other Department facilities that operate within a specific area of the District). This definition shall include a Regional Command Center, which is a building and associated land used for administrative control and managerial services and community outreach for a specific geographic area that encompasses two or more districts or commands of the Metropolitan Police Department, and a Neighborhood Policing Center, which is a building and associated land used as a liaison and resource center for a limited purpose for a

specified area in the District, to supplement the Metropolitan Police Department local facilities.

201 USES AS A MATTER OF RIGHT (R-1)

201.1 The following uses shall be permitted as a matter of right in R-1 Districts:

(r) Police Department Local Facility

224 Police Department General Facilities

224.1 A Police Department General Facility, in existence as of May 23, 1990, shall be permitted to expand as a special exception if approved by the Board of Zoning Adjustment under § 3104, subject to the provisions of this section.

224.2 The expansion shall be within the height, area, and bulk requirements of the underlying zone.

224.3 The expansion of the facility shall not have an adverse impact on the neighborhood because of traffic, noise, operations, or the number of similar facilities in the area.

501 USES AS A MATTER OF RIGHT (SP)

501.1 The following uses shall be permitted as a matter of right in an SP District:

(i) Police Department General Facility, in existence as of May 23, 1990, except that a facility housing a laboratory or a bomb squad shall only be permitted as a special exception.

601 USES AS A MATTER OF RIGHT (CR)

601.1 The following uses shall be permitted as a matter of right in a CR District:

(u) Police Department Local Facility and Police Department General Facility, except that a vehicle maintenance facility, a use involving animals, or a facility housing a laboratory or a bomb squad shall only be permitted as a special exception.

901 USES AS A MATTER OF RIGHT (W)

901.1 The following uses shall be permitted in a Waterfront District as a matter of right:

- (v) Police Department Local Facility and Police Department General Facility, except that a vehicle maintenance facility, a use involving animals, or a facility housing a laboratory, a bomb squad or a mobile crime unit shall only be permitted as a special exception.

2101 SCHEDULE OF REQUIREMENTS FOR PARKING SPACES

2101.1 On and after May 12, 1958, all buildings or structures shall be provided with parking spaces as specified in the following table:

USES

NUMBER OF SPACES REQUIRED

Metropolitan Police Department General Facility or Local Facility:

| | |
|---|---|
| <u>All R Districts, C-1, C-2-A, C-3-A</u> | <u>In excess of 2,000 ft.², 1 space for each 600 ft.² of gross floor area and cellar floor area</u> |
| <u>All other Districts</u> | <u>In excess of 2,000 ft.², 1 space for each 1,800 ft.² of gross floor area</u> |

2117 ACCESS, MAINTENANCE AND OPERATION

2117.4 Except as provided in §§ 2117.15 and 2117.16, each required parking space shall be accessible at all times directly from improved streets or alleys or shall be accessible from improved streets and alleys via graded and unobstructed private driveways that form an all-weather impervious surface. Improved streets and alleys providing access to required parking spaces shall have a minimum width of ten feet (10 ft.) and be paved in compliance with the standards of the D.C. Department of Transportation.

2117.16 Required parking spaces for a Police Department General Facility or Police Department Local Facility may be arranged so that all spaces are not accessible at all times.

Proposed amendments to the Zoning Regulations and Map of the District of Columbia are authorized pursuant to the Zoning Act of 1938, approved June 20, 1938 (52 Stat. 797; D.C. Official Code § 6-641.01 *et seq.*) (2001 Ed.).

The public hearing on this case will be conducted in accordance with the provisions of § 3021 of the District of Columbia Municipal Regulations, Title 11, Zoning. Pursuant to § 3020, the Commission will impose time limits on testimony presented to it at the public hearing.

All individuals, organizations, or associations wishing to testify in this case should file their intention to testify in writing. Written statements, in lieu of personal appearances or oral presentations, may be submitted for inclusion in the record.

Information should be forwarded to the Secretary of the Zoning Commission, Office of Zoning, Suite 210, 441 4th Street, N.W., Washington, D.C., 2001. Please include the number of this particular case and your daytime telephone number. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

CAROL J. MITTEN, ANTHONY J. HOOD, JOHN G. PARSONS, JAMES H. HANNAHAM, AND PETER G. MAY ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY ALBERTO P. BASTIDA, AICP, SECRETARY TO THE ZONING COMMISSION.